

**MINUTES OF THE CITY COMMISSION MEETING  
MONDAY, APRIL 28, 2014**

The City of Leesburg Commission held a regular meeting Monday, April 28, 2014, in the Commission Chambers at City Hall. Mayor Christian called the meeting to order at 5:32 p.m. with the following members present:

Commissioner Elise Dennison  
Commissioner Jay Hurley  
Commissioner David Knowles  
Commissioner Bill Polk  
Mayor John Christian

Also present were City Manager (CM) Al Minner, City Clerk (CC) Betty Richardson, City Attorney (CA) Fred Morrison, Deputy City Clerk (DCC) Andi Purvis, the news media, and others.

Senior Pastor Truman Hurley gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

PROCLAMATIONS: None

Mayor Christian asked the Commission to move item 5.F Resolution on the Veterans Memorial Foundation up to 3.D (presentations) as Mr. Van Beck, with the Foundation is present. The Commission unanimously approved the request.

PRESENTATIONS:

**RECOGNITION OF JOE MERA AS LEESBURG'S DEPUTY FIRE CHIEF**

Fire Chief David Johnson introduced Joe Mera as the City's new Deputy Fire Chief. Deputy Chief came from Clermont and has been with the Leesburg Fire Department a little over twelve years.

**PRESENTATION BY FDOT ON THE US 27 @ SR 44 INTERSECTION IMPROVEMENT PROJECT STUDY**

John Moore, Project Manager and Demond Hazley, Consultant Project Engineer

Mr. Moore stated he thinks this is a very valuable project to Leesburg; the US Highway 27 / State Road 44 Intersection. To do these type of projects, there is a Vision Team; FDOT, City, Lake County, and Lake Sumter MPO. He stated a background study was completed, which the City reviewed and had some concerns for the intersection, so a meeting was held with the MPO. These concerns were addressed very quickly with a portal core study of the area and from that meeting, Mr. Moore said they found things of tremendous interest and as a result made a special project to look at this intersection in greater depth. He stated the end game of this study is to identify alternatives which will be taken into the regular DOT process. He handed out the Preliminary Engineering Study with the Purpose and Need Statement and Objectives. He stated this is a City project to help with the flow of traffic and it cannot succeed or be successful unless every alternative is identified. Long term will go out to 2040 and this is the first stage of the Preliminary Engineering Study, with a goal to identify three alternatives the City is

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satisfied with, approves of, and take them to Project Development. Mr. Moore stated after looking at the original area, characteristics, and “hot spots”, DOT expanded to include secondary intersections and some solutions which may possibly alleviate congestion and satisfy other concerns. Mr. Moore stated there will be a public process of meetings to explain this very clearly to the public, work with the visioning group to get real advice, draft alternative reports, and then once again ensure the City is satisfied. Once they have the purpose and need, and objectives, they will start to build the alternative draft report, and then work with the FDOT Units to finalize a proposal and have another public meeting.

Commissioner Knowles stated he has never done any traffic studies, but offered an idea. If someone leaves Orlando and gets on the turnpike to drive to Ocala, right now they might exit the turnpike in the Clermont area, coming up US 27 through Leesburg to avoid the toll plaza south of CR 470. He suggested if the toll plaza was eliminated, US Highway 27 and SR 44 would possibly get less utilized by the larger trucks, which might facilitate a different approach to solving this problem.

Mr. Moore stated it is an interesting idea and will look into it.

Commissioner Polk stated a number of years ago there were discussions in great detail of a bypass from SR 44 across the City’s old dump site to south right before Lake Harris but nothing ever happened. Commissioner Polk asked if this plan is still around as it was to be basically a truck route to alleviate the truck traffic at the intersection of US 27 and SR 44.

Mr. Moore stated he will check with the MPO to see what happened and respond back to the Commission.

Mayor Christian asked if DOT will notify the newspapers and the public. Mr. Moore stated everyone in the study area will be contacted.

Mr. Smith, resident, asked for clarification on 44, as in the bypass or 44 as Main Street, as both are considered 44. CM Minner stated it is Dixie Avenue.

### **PRESENTATION ON ENGAGE LCS BY LAKE COUNTY SCHOOLS**

Brian Payne, Community Resource Liaison, apologized for Dr. Moxley’s absence due to a scheduling challenge. He stated tonight’s brief discussion will be on two specific items in relation to Lake County School District: 1) the current project “Engage LCS” and 2) background on the community engagement platform. He stated he has the privilege of visiting all forty-five schools and working with the volunteer coordinators on mentoring, volunteer, and business partnerships. The Engage LCS came from a grant through the Bill Gates Foundation and part of the grant will be used for building a realignment project for the school district, closing the achievement gap. He stated the district decided to create a theory of action from this grant by aligning resources to develop highly effective teachers and leaders to support key initiatives which will advance the goal of developing “C2 Ready” students; college and career ready. He stated the district started with a road map working off four instructional priorities, Compensation and Staffing; Professional Development; Technology; and Teaching and Learning. They reached out

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to the community through an on-line forum, “Mindmixer”, which invited Lake County to review the district’s work in terms of closing the achievement gap and received much feedback and suggestions. He stated the Engage LCS team consists of over seventy individuals from the schools, the district office, and the community with an all hands on approach. He encouraged everyone to visit the on-line form archive associated with this material at [www.engagelcs.mindmixer.com](http://www.engagelcs.mindmixer.com). Also at this site, Mr. Payne stated the public will find archived conversations, which are questions posted about certain changes going on in the schools or specific opportunities being reviewed in terms of instructional priorities. He stated the district would like to see the communities get involved and share their voices, and also for our Cities to get involved and help get this information out to the residents.

Mr. Payne stated he is excited to be building a community engagement platform in this district. He said the forty-five schools have operated independently when it comes to volunteering, mentoring, and business partnerships and one of his goals and objectives is to build an infrastructure to work from the central office out. They are building the infrastructure, working with volunteer coordinators to really start pushing volunteer opportunities to the public, and creating an outlet where anyone can view all the opportunities within all the schools. He stated the next step is to promote this, as traditionally it is our parents who volunteer for field trips, and they want to build a mentoring program for business partnerships. Mr. Payne stated they want those retired NASA employees to come to the schools, give the students real world applications, and compliment us on our lessons.

Commissioner Dennison asked if there is a schedule as to which school will be addressed first or if this is will be rolled at one time to all schools.

Mr. Payne stated they are working with and training all forty-five volunteer coordinators right now across the board to create a system where all opportunities are going to filtrate to one spot. He stated they are also working through a mentoring tool which gives the mentors guidance and gives the students confidence by having learning and life objectives as well.

Mayor Christian stated he is not sure about NASA, but Leesburg has several aviation experts who would be happy to mentor students.

Commissioner Polk asked how much funding was received from the Gates Foundation and where the majority of that will be channeled.

Mr. Payne said they received approximately one point two million dollars which will be spent through the three year program and portioned between the different schools.

Commissioner Polk asked if this is basically for college bound students.

Mr. Payne stated the idea is to create college ready students, whether high school or elementary. He stated they are working with several other city councils and would like to eventually do quarterly updates on what is happening with the schools, student achievements, and provide more detailed reports.

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Carolyn VanDyken, a parent who volunteers in the school system, stated her number one concern is this will remove the personal equation of what is being done and redirect it on a county level.

Mr. Payne stated the district does not want to take anything away from what the schools have been doing individually. This will build tool kits and provide the resources our volunteer coordinators need to cultivate the existing relationships and build new ones.

Mrs. VanDyken asked what the Gates Foundation wants in return and Mr. Payne answered ultimately to see the success of our students.

### **ADOPTED RESOLUTION 9385 AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE CITY AND THE VETERANS MEMORIAL FOUNDATION FOR PURCHASE OF THE VETERANS MEMORIAL**

Commissioner Knowles introduced the resolution to be read by title only. CC Richardson read the resolution by title only, as follows:

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF  
LEESBURG, FLORIDA AUTHORIZING EXECUTION OF AN  
AGREEMENT BETWEEN THE CITY AND THE VETERANS  
MEMORIAL AT FOUNTAIN PARK, INC FOR PURCHASE OF THE  
VETERANS MEMORIAL AND PROVIDING AN EFFECTIVE DATE.

Commissioner Dennison moved to adopt the resolution and Commissioner Polk seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Mayor Christian asked if the yearly \$1,000 for the lights, security, and maintenance of the facility is an accurate number. CM Minner stated it is a good estimated number.

Don Van Beck, Executive Director, stated for three months the lawyers have been arguing on how much to pay for this memorial; the foundation would like to receive \$300,000 to \$400,000, but settled for \$10.00, so the City is getting a great bargain. He stated five years ago the City donated the ground on which they could build one of the largest Veterans Memorials in the Southeastern United States. The original projected cost estimate was \$525,000, but through the generous contributions of labor and materials, only \$375,000 needed to be raised. He stated there are 55,000 veterans in Lake County, with a total of 125,000 veterans when Sumter and Marion County are included. There is room for 20,000 names on the memorial; however, only 8,825 names are engraved. The Foundation anticipates recruiting more names and will continue to need access to the monument to update the computer used by visitors to locate the Veteran's names. Mr. Van Beck requested the Commission consider providing signage directing visitors to the memorial, as most people do not know how or where to find it. Mr. Van Beck also introduced two volunteers who will be working on the monument out of their new office at the Southern Monument Studios on US Highway 441. The new office hours are 9:00 a.m. to 4:00 p.m. five days a week. Mr. Van Beck thanked everyone for all the help during the past five years and is happy to say the monument is paid for.

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Mayor Christian stated he remembers the first time the foundation came before the Commission and is very happy to say it is a job well done; thank you.

The roll call vote was:

Commissioner Polk	Yes
Commissioner Hurley	Yes
Commissioner Knowles	Yes
Commissioner Dennison	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the resolution.

### **CONSENT AGENDA:**

Item pulled for discussion:

4.C.2 - Collocation Agreement with LifeStream Behavioral Center, Inc.

Commissioner Knowles moved to adopt the Consent Agenda except for 4.C.2 and Commissioner Hurley seconded the motion.

The roll call vote was:

Commissioner Hurley	Yes
Commissioner Knowles	Yes
Commissioner Dennison	Yes
Commissioner Polk	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the Consent Agenda, as follows:

### **CITY COMMISSION MEETING MINUTES:**

Regular meeting held February 10, 2014

Regular meeting held February 24, 2014

Regular meeting held March 10, 2014

Regular meeting held March 24, 2014

Regular meeting held April 14, 2014

**PURCHASING ITEMS:** None

### **RESOLUTION 9386**

Resolution of the City Commission of the City of Leesburg authorizing the Mayor and City Clerk to apply for and accept if awarded a Workforce Central Florida grant for Firefighter training; and providing an effective date.

### **RESOLUTION 9387**

Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor to execute a Contract for Sale and Purchase between Rachel Bledsoe and the City of Leesburg for property located at 2218 Aitkin Loop

### **RESOLUTION 9388**

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Resolution of the City Commission of the City of Leesburg, Florida, authorizing the release of the automatic, statutory reservation of petroleum and mineral rights under Chapter 270.11(1). Fla. Stat. (2013) on property located at 2218 Aitkin Loop, Leesburg, Florida, legally described as lot 77, Overlook at Lake Griffin, recorded in Plat Book 54, Page 20, Public Records of Lake County, Florida; and providing an effective date.

### **RESOLUTION 9389**

Resolution of the City Commission of the City of Leesburg, Florida, approving the easement purchase from Ms. Charlie Mae Coleman located at 1113 Beecher Street for the purpose of the Carver Heights Drainage Improvement Project; and providing an effective date.

### **RESOLUTION 9390**

Resolution of the City Commission of the City of Leesburg authorizing purchase of the easement from Ms. Lillie A. Deason for the purpose of the Carver Heights Drainage Improvement Project; and providing effective date.

### **RESOLUTION 9391**

Resolution of the City Commission of the City of Leesburg, Florida, authorizing purchase of the easement from Ms. Mary Lou Lynum at 1115 Beecher Street for the Carver Heights Drainage Improvement Project; and providing an effective date.

### **TABLED RESOLUTION AUTHORIZING EXECUTION OF A COLLOCATION AGREEMENT WITH LIFESTREAM BEHAVIORAL CENTER, INC.**

Commissioner Polk introduced the resolution to be read by title only. CC Richardson read the resolution by title only, as follows:

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF  
LEESBURG, FLORIDA, AUTHORIZING EXECUTION OF A  
COLLOCATION AGREEMENT WITH LIFESTREAM BEHAVIORAL  
CENTER, INC.; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Dennison moved to adopt the resolution and Commissioner Polk seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Commissioner Polk stated this lease is for rent of an 11'8" x 9'3" room for \$1,200 a month from LifeStream in Clermont. He asked if Leesburg has other customers in the area and what happens at the end of this ten year lease.

Communication Manager (CM) Jim Lemberg stated the City has a number of customers down south and staff will most likely enter into a new lease or amend this one extending the term.

Commissioner Polk asked if this room is only for City servers and equipment and if it will be accessible at all times. CM Lemberg stated correct.

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Mayor Christian stated \$1,200 a month seems expensive for the size of the room.

CM Lemberg stated as far as public communications facilities go, he is very comfortable with this arrangement.

Commissioner Knowles asked if it is air conditioned and if LifeStream supplies the power.

CM Lemberg stated yes, Leesburg has its own circuits in the facility. There are connections through the wall to the outside where portable generators can be plugged into the external sockets for any interrupted power.

Mayor Christian stated he thinks 12 x 9 is bedroom size and wonders why the City would pay \$1,200 a month for a bedroom. He asked who came up with the number, or if this is industry standards because of the equipment it holds.

CM Lemberg stated the amount was proposed by LifeStream. He had \$1,000 in his mind, but did not want to quibble over \$200.

Commissioner Dennison stated she would like to table this until the Commission gets information on what the account will pay, as well as other accounts in the area. She does not want to approve this not knowing all the information. She stated she would like the price reduced, as even with air conditioning, \$1,200 a month is a lot of money.

CM Lemberg stated the facility is not there primarily to serve customers in that area, it will do that, but it is primarily the City's network node for its ten gigabit ring which provides a very robust transport path between Leesburg and Orlando.

Commissioner Dennison moved to table until actual financial information is received from the customer and Commissioner Polk seconded the motion.

Commissioner Hurley stated the amount also seems steep to him and is concerned with LifeStream not committed to be a customer. He asked if staff has exhausted all avenues for other locations in the area as there might be something the City already owns so it does not have to spend so much money.

CM Lemberg stated with regard to LifeStream having not committed, it is just a matter of paperwork; they have clearly decided to have the service. As to exploring other alternatives down South he did not; he simply assumed by working with LifeStream, the City could establish a good location, close to the medical campus in South Lake County. He stated this would also enable a key position in the future to serve those businesses with large data files.

The roll call vote was:

Commissioner Dennison	Yes
Commissioner Polk	Yes
Commissioner Hurley	Yes
Commissioner Knowles	Yes
Mayor Christian	Yes

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Five yeas, no nays, the Commission tabled the resolution.

### **APPROVED RATIFICATION BY THE CITY COMMISSION OF AN EMERGENCY PROCUREMENT OF \$28,928 FOR REPAIR TO A COLLAPSED SEWER LINE**

Commissioner Polk moved to approve the ratification and Commissioner Knowles seconded the motion.

Mayor Christian requested comments from the Commission and audience.

Commissioner Polk clarified the work has been completed and CM Minner stated yes.

The roll call vote was:

Commissioner Polk	Yes
Commissioner Hurley	Yes
Commissioner Knowles	Yes
Commissioner Dennison	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission approved the ratification.

### **ADOPTED RESOLUTION 9392 LEASE AGREEMENT WITH SUNAIR AVIATION, INC. AT LEESBURG INTERNATIONAL AIRPORT**

Commissioner Hurley introduced the resolution to be read by title only. CC Richardson read the resolution by title only, as follows:

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A LEASE AGREEMENT WITH SUNAIR AVIATION, INC. FOR PROPERTY AT LEESBURG INTERNATIONAL AIRPORT; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Dennison moved to adopt the resolution and Commissioner Polk seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Commissioner Polk stated the ground lease is for fifteen cents a square foot and asked if a number has been reached on the hanger. CM Minner stated no, the hanger will be SunAir's facility; they are leasing the land adjacent to their site.

Commissioner Polk asked if another lease will be needed after the facility is built. CM Minner stated no, it will be their facility but at the expiration of the lease those facilities revert to the City.

Commissioner Polk asked if this is a twenty year lease and CM Minner stated yes.

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The roll call vote was:

Commissioner Hurley	Yes
Commissioner Knowles	Yes
Commissioner Dennison	Yes
Commissioner Polk	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the resolution.

### **TABLED RESOLUTION EXECUTING A LEASE AGREEMENT WITH STEMPRO SYSTEMS, LTD. FOR A PROPERTY AT LEESBURG INTERNATIONAL AIRPORT**

Commissioner Polk introduced the resolution to be read by title only. CC Richardson read the resolution by title only, as follows:

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A LEASE AGREEMENT WITH STEMPRO SYSTEMS, LTD. FOR A PROPERTY AT LEESBURG INTERNATIONAL AIRPORT; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Knowles moved to adopt the resolution and Commissioner Dennison seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Commissioner Polk stated they are going to build a building and have a thirty year lease based on fair market value. He asked if the fair market value appraisal is for \$250,000 why the City reduced the price to \$225,000. Commissioner Polk stated he saw no indication in this paperwork of the interest rate, so called the City Manager and was told the interest rate is 3.25 percent. He asked why the City would give this kind of financing rate when it just borrowed at a rate of 3.5 percent. Commissioner Polk also asked if the City received a business plan from this company.

CM Minner stated he thinks it is reasonable to have disagreements as to the interest rate and price. He stated the City operates slightly different in terms of where its mission is and at the Airport, the mission is trying to encourage economic development. He stated the City did ease off the price, giving up \$25,000 of fair market value, but the asset will be put to work and hopefully turn into an economic development engine. Some was also given up on the interest rate, but on the other side of the equation, the City is getting a not so tip top shape facility into shape without any investment. CM Minner stated over the course of the lease, the City will receive about \$86,000 in new revenue, bring in a new business with jobs, and fix some blight at the airport.

Commissioner Polk asked if this is an airport related business.

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Airport Manager (AM) Leo Treggi stated the business itself is not aviation related; they produce machinery. On the aviation side, they will be flying parts in and out and the owner has his own aircraft, which will need hanger space. They will also be leasing some space to others.

Commissioner Polk asked if the sub leasing is in the contract. AM Treggi stated yes, they have to get permission, but they can sub lease.

Commissioner Polk stated this is not airport related other than flying parts in and out; it is some type of flower manufacturing company. AM Treggi stated they do not manufacture anything aviation, but will use the airport for its flying operations.

Commissioner Polk stated he wants jobs but thinks the airport is a special place for the aviation industry, not flower production or anything else. He stated his other problem with this is who agreed to give Tom Grizzard \$2,500 and asked if he is the listed realtor.

CM Minner stated he is not. Mr. Grizzard approached AM Treggi because Stempro approached him and since he knew about the facility, felt he should be due a commission. CM Minner stated he and AM Treggi felt perhaps a small finder's fee was reasonable and looked up history on some commercial sites. If the Commission feels this is unreasonable, it could certainly sever that portion and accept the lease as proposed.

Commissioner Dennison asked how many jobs this will create. AM Treggi stated he is not sure as it was not part of the negotiations.

Commissioner Dennison asked if this lease actually spells out that they are repairing and making improvements to the building. AM Treggi stated yes, it was part of the negotiation; they are going to invest at least \$100,000 to rehab the building.

Commissioner Knowles asked how long this building has been vacant. AM Treggi stated a week; it is the old Tropical Helicopter building.

Commissioner Knowles stated on a \$225,000 building, if Mr. Grizzard gets a \$2,500 finder's fee, that is about one percent and AM Treggi stated correct.

Commissioner Knowles stated with them coming to Leesburg, this will bring a number of jobs and the City does not have to give them any other monies, so there are no other strings attached and AM Treggi stated correct.

Commissioner Hurley asked where this company is based and AM Treggi stated the corporation is from Nevada and this part of the company is from New Hampshire.

Commissioner Hurley stated he will not be able to support this for a couple reasons. 1) They are just utilizing this as cheap commercial property, it has nothing to do with aviation and he agrees with Commissioner Polk, businesses at the airport should have something to do with aviation; and 2) the interest rate is too low. He stated he is excited for another business coming to Leesburg, but there is plenty of commercial property for businesses outside of aviation in the City which will still help with economic development.

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CA Morrison stated the corporation is organized in the State of Nevada, but believes Mr. Harris is in New Hampshire. He stated it is not unusual for a corporation to be formed in another state other than where it actually does business.

AM Treggi stated this company came to Leesburg looking at another property on the airport, Triangle Aviation, which is how Tom Grizzard came into play. Mr. Grizzard brought Mr. Harris and asked for information on this property. AM Treggi stated Mr. Harris liked this property because it is better located for the type activities they have and also for his personal aviation use.

Mayor Christian stated he needs space on the airport for his personal aircraft; he is not just purchasing it to have a warehouse of flowers, he actually needs it to run his business at the same time. He asked the City Manager if he thinks this interest rate is fair in aviation.

CM Minner stated he thinks this is a fair and reasonable deal, based on current aviation lease issues.

Commissioner Hurley stated he understands the build out, because a lot of shopping centers will offer a build out if the business leases the building and will apply something to help them move in. He stated his biggest issue is Leesburg only has one airport with such a small area and if another company wants to come in, like Wipaire, and really needs the air side because they do aviation, the City has this property locked up for twenty years.

AM Treggi thinks the problem is aviation leases do not work like commercial leases. Leesburg actually charges CPI, which the average is about 2%, but we are getting 3.25%, so are doing well. Yes, it could be raised five or six percent, but companies might decide they will go to another airport.

Commissioner Knowles asked how many airplanes this gentlemen has and AM Treggi answered three.

CM Minner stated this is a business man, who has airplanes and wants to rent a hanger to run his business. He stated this does fit into the rules and regulations of the Leesburg Airport and the gentleman is fixing an asset with the City getting aviation fair market value. He stated if it is the Commission's intent that this needs to be purely aviation job related, staff hears and he can guarantee another lease will not be brought to this body on the air side that is not aviation centered unless we get commercial value on the aviation airside.

Commissioner Polk stated obviously this fellow did not want to go to the bank because the City gave him such a good deal. The bank is going to make anyone fill out nine million pages of paperwork. The City is not in the finance business, should not be acting as a bank and has made bad deals on this before; just look back on the agenda tonight, bad debt from a deal made a couple years ago. Commissioner Polk asked if the City received any type of financial disclosure from this company like a bank would require.

AM Treggi answered no.

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Commissioner Polk asked why then would the City loan him money for twenty years and CM Minner stated because the City will terminate the lease and take back its asset.

Bennett Walling stated he agrees with the City Manager there needs to be incentives get businesses in Leesburg. He stated it is not fair to be that far below the market rate and think this needs to be tweaked a little bit more. He stated most staff here does not have real experience with commercial lending and does not understand how it works and how advantageous it is. He asked the Commission to think about this before voting.

Dan Robuck stated to say the City will take the building back, is certainly true, but it will cost about \$10,000. He stated the CPI is only on the base rent, not on the building, so in thirty years, the City is getting today's dollars, no inflation adjustment. He said there is nothing in this lease that says he has to do any economic development. It does not say he has to spend \$100,000 on building improvements; it only says paint, landscape, and fixes the ramp. There is no time line so he could wait until year twenty-nine. Mr. Robuck encouraged the Commission to table both airport items and wait until an Economic Development Director has been hired to review.

Commissioner Hurley asked AM Treggi if he would like the Commission to table this so he can re-negotiate with Stempro before the Commission votes.

AM Treggi stated they will not give any more; this was actually the maximum he offered and was trying to take more from the City. He stated the aviation leases are heavily controlled by the FAA and they actually give several incentives to the aviation companies because that is how this space is paid for.

Commissioner Knowles moved to table this item and Commissioner Dennison seconded the motion.

Commissioner Dennison asked for this information, plan to do this, this, and this, be provided in writing, on a time line schedule.

CA Morrison stated he does commercial leasing outside City business and typically credit reports are approved on tenants.

Mayor Christian asked if staff has its direction and CM Minner stated yes.

Commissioner Hurley stated he thinks the City Manager and staff are missing two important areas, the Marina and the airport, because there is no way to make any more space. The City is receiving way too little money and when at 100% occupancy, people have to be turned away.

CM Minner stated he understands the comments and based on the Commission's vote, will have staff try to negotiate a higher rate as to not give the farm away.

Mayor Christian stated according to Robert's Rules of Order, once there is a table and second, it is voted on without further discussion, and called for the vote.

The roll call vote was:

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Commissioner Knowles	Yes
Commissioner Dennison	Yes
Commissioner Polk	Yes
Commissioner Hurley	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission tabled the resolution.

### **TABLED RESOLUTION EXECUTING A LEASE AGREEMENT WITH JOHN DILAVORE FOR A PROPERTY LOCATED AT LEESBURG INTERNATIONAL AIRPORT**

Commissioner Polk introduced the resolution to be read by title only. CC Richardson read the resolution by title only, as follows:

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A LEASE AGREEMENT WITH JOHN DILAVORE FOR A PROPERTY LOCATED AT LEESBURG INTERNATIONAL AIRPORT; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Knowles moved to adopt the resolution and Commissioner Hurley seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Commissioner Knowles stated this one is very similar to the previous one and moved to table.

Commissioner Polk stated he would like to make one comment before this is tabled. Commissioner Knowles withdrew his motion.

Commissioner Polk stated he was approached by Mr. Lewis Puckett, who informed him he had previously told the airport manager he was interested in purchasing this property.

Lewis Puckett stated he made a deal with the former Airport Manager, Charlie Weller, some years ago, which he thought was a good deal for Leesburg. Mr. Puckett gave all his property, including the hangers, to the City and in turn kept one of the old hangers for five years and Mr. Weller gave him a piece of land for \$10 a year for thirty years. He thought this was a pretty good deal for the City as the City never had to spend a dime. This is the old gun hanger, which was an old firing range for WWII airplanes; it never was a hanger and was in horrible condition. Now it is appraised at \$140,000 which is pretty strong and this gentleman is going to pay the City \$7,000 after six months, then to pay \$14,000, which the City is going to finance at 3.25%. Mr. Puckett stated he was never approached to see if he was interested in purchasing this hanger, has been leasing it forever and believes he should have been given the opportunity. He is willing to purchase this hanger for \$140,000 and is willing to pay the City tomorrow morning. He stated he has been in business since 1963 with a worldwide business that employees

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thirty-five to forty people. They are in Ocala, Gainesville, Deland, Orlando, and Leesburg and Mr. Puckett stated he purposely kept his business here, went to Leesburg high school and would like to keep his business going here.

Commissioner Polk asked Mr. Puckett is he currently has a lease on building now.

Mr. Puckett stated yes, he has another five years. He said his lease does state that if the City needed the hanger back for a terminal, the City could, at that time, buy out his lease.

Mayor Christian asked if Mr. Puckett was given an option. AM Treggi stated Mr. Dilavore approached him for any available property.

Mr. Puckett said the airport manager showed up with a gentleman, only saying he needed to show the hanger.

Commissioner Knowles moved to table this item and Commissioner Dennison seconded the motion.

Mayor Christian told Mr. Puckett the City Manager will make sure he is contacted.

The roll call vote was:

Commissioner Dennison	Yes
Commissioner Polk	Yes
Commissioner Hurley	Yes
Commissioner Knowles	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission tabled the resolution.

### **ADOPTED RESOLUTION 9393 AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR AN ECONOMIC DEVELOPMENT TRANSPORTATION PROJECT AT LEESBURG INTERNATIONAL AIRPORT**

Commissioner Knowles introduced the resolution to be read by title only. CC Richardson read the resolution by title only, as follows:

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR AN ECONOMIC DEVELOPMENT TRANSPORTATION PROJECT AT LEESBURG INTERNATIONAL AIRPORT; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Dennison moved to adopt the resolution and Commissioner Hurley seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

## **MINUTES OF THE CITY COMMISSION MEETING MONDAY, APRIL 28, 2014**

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Commissioner Polk asked for clarification as the fiscal impact says the total sea ramp project is 1.2 million dollars and the City has identified three funding sources at a range of \$106,000 to \$465,000, which is quite a large range.

CM Minner stated he thinks this project is a critical element for economic development at the airport. The City received a preliminary engineering estimate to construct this project for 1.2 million dollars, design and construction, which includes paving, concrete and engineering services. Since receiving the update, the number may fluctuate between 1.1 and 1.2 million dollars. Of the three identified financial sources one is the grant here, which is called an FDOT aviation jobs grant at 100% funding. Because the City has demonstrated the creation of sixty jobs, with the Wipaire contract, FDOT is willing to give Leesburg an economic development grant in the amount of \$420,000 with no match. The second grant identified, also from FDOT, is a \$520,000 50/50 grant; the City will contribute \$270,000. The third source is an economic development jobs grant through Lake County, which is \$300,000. He stated best case scenario is the City can get 100% grant from the \$420,000; trying to get the FDOT grant to an 80/20 grant, so the City would only have to pay \$104,000. Then the City would have to come up with \$150,000 from the County, which equals to if the project cost drops to 1.1 million dollars, that \$150,000 from the County will turn to \$106,000. The worst case scenario is Leesburg has the 100% grant, the next at 50/50, which will cost the City \$270,000. If the County bails out, no money at all, the City would need to pick up not just that \$150,000 but also the \$300,000.

CM Minner stated AM Treggi's number one priority will be a seaplane ramp and if it is worst case scenario, \$465,000 that is the only project he will be working on next year. CM Minner stated he feels comfortable the airport budget will probably be able to cover the \$465,000, but if not, he would probably recommend some general fund money leak in to cover that amount because this is a real important project. CM Minner stated he thinks the most likely scenario is in the \$150,000 to \$200,000 range which will be easily within the airport budget. CM Minner stated he hopes as the City moves into the budget process, it will be able to create an airport enterprise fund and moving forward these type projects and matches will come directly out of airport revenue and not have an impact on the general fund.

Commissioner Knowles said the vote tonight is for the 100% grant and if it does not work out, the City gives the money back, but right now has nothing out of pocket.

CM Minner replied yes.

Mayor Christian asked if the City receives this funding, is there are penalties should Wipaire not create the sixty jobs.

CM Minner stated the agreement specifically mentions Leesburg is getting this grant because it created sixty jobs, and the grant also says FDOT will do audits that the City will need to report on. The grant does not say there is a penalty for not producing those jobs; however, there will be a penalty for not creating those jobs and that is Leesburg will never get another economic development grant. He stated there is risk and staff is advising the Commission to take it and hopefully, Wipaire comes through with their agreement, which is to provide the sixty jobs.

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Mayor Christian asked if this project has to start October first.

CM Minner stated if this is approved, it will start the design. Staff is currently working with Hanson Engineering to get an engineering agreement which will probably come before the Commission next month or June. The Commission should also see a design consultant agreement soon for approval.

Commissioner Dennison asked if Hanson will also be handling the mitigation work with St. Johns Management and CM Minner stated yes, it will be part of the engineering agreement.

Don Lukich stated his only objection is why he and 99% of Leesburg's citizens have to pay for this as they do not use the airport. He does not think a dime should come out of the City's general fund budget.

CM Minner stated he agrees with Mr. Lukich to a certain extent. If there is a spin off affect that creates jobs and economic development, then there is a general fund interest to invest into the airport. He stated for this reason, staff will be proposing in fiscal year 2015 the airport have its own enterprise fund.

The roll call vote was:

Commissioner Polk	Yes
Commissioner Hurley	Yes
Commissioner Knowles	Yes
Commissioner Dennison	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the resolution.

### **INFORMATIONAL REPORTS:**

Miscellaneous Accounts Receivable Customers with City Attorney  
Expected Write-offs as of February 2014  
Report of Receipts and Disbursements by Fund February 2014  
City Manager Contingency Fund

Commissioner Polk stated under the Miscellaneous Accounts, the City is owed \$50,000, which it will probably never receive, and wonders why the City would then want to issue someone a \$2,500 finder's fee.

**CITY ATTORNEY ITEMS:** Nothing

### **CITY MANAGER ITEMS:**

CM Minner stated he is working with HEDD Thomas to get a housing report for the Commission on how the money is received, spent, and how clients are found and approved.

## MINUTES OF THE CITY COMMISSION MEETING MONDAY, APRIL 28, 2014

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CM Minner stated he is also working on a fiber report as to the goals, revenues, expenses, and its customer base.

CM Minner reminded everyone the budget meeting scheduled for Tuesday, April 29, has been cancelled.

### PUBLIC COMMENTS:

**Barb Cook**, representative of the What's Happening in Leesburg group, handed out official letters to the Commissioners requesting a town hall meeting with the Leesburg Partnership to clear up some public issues. Ms. Cook also stated she enjoyed the Bikefest VIP event Saturday evening. **Mayor Christian** stated he will contact Joe Shipps with the Partnership and then get with Ms. Cook. **Commissioner Hurley** asked Ms. Cook if she would also like information from this weekend's Bikefest event available, as this may take Mr. Shipps a couple weeks to gather. **Ms. Cook** answered they would like the meeting sooner than later, but agreed everyone will be better prepared having the information. **CM Minner** asked if this will be during a Commission meeting and **Commissioner Polk** stated no, a separate meeting. **Steve Knowles**, with the Partnership, stated they welcome the opportunity to meet with this group and discuss the concerns or problems on hand. He stated the Partnership is constantly looking for ways to improve and are open to suggestions as they want to be good community partners with everyone.

### ROLL CALL:

**Commissioner Polk** thanked everyone for coming tonight, stating a good turnout gives the Commission more community direction. He asked when the Range Rider session is scheduled. **CM Minner** stated it will be Friday, May 9, in the West Room of the Community Building, and will start at 9:30 a.m. until finished. **Commissioner Polk** stated May is almost here and asked the status of smart grid. **CM Minner** stated smart grid is on schedule to be complete May 13 and the definition of complete is the "pilot" program is ready to roll out to our friendly customers. All system improvements, shaving the peak, transformers, switches, gears, and all the technical jargon is complete. The City will then have about one year of data collecting before they start marketing the program to all customers. The pilot program should take about 12 to 18 months, so probably looking at the start of Fiscal Year 2016 to really get this program off and running. **Commissioner Polk** asked if the City was able to utilize all the funds allocated through grants for smart grid. **CM Minner** he believes the total budget was about 20.7 million, with City's rough numbers about 20.8 million, depending on some press releases. He thinks the total number may be about \$40,000 over budget, which on a project of this amount is less than one percent, so essentially would report the City is right on target. There is about three to four million dollars of requests the City is still waiting to come back in; the grant says to have the program completed by May 13, 2014, and have all requests for monies from DOE to them by September 30, 2015. Staff is on course for doing this.

**Commissioner Dennison** stated she received a request this afternoon from a gentleman with the Historical Heritage Society asking for an updated Commission district map of Leesburg so they can put it in their files. **CC Richardson** stated her office has them.

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**Commissioner Knowles** stated with the parking garage issue, he is thinking of ways to facilitate making parking a little easier and suggested the City set up golf cart routes, with people parking in more distant locations. He asked the City Manager to look into to the purchase of two large hauling golf carts to transport citizens into the downtown Leesburg area and if this works, it possibly could be utilized more as Leesburg grows.

**Commissioner Hurley** thanked everyone present, stating they look tired from working the Bikefest weekend. He stated the Partnership did another great job bringing in revenues and economic development. He thanked the safety officials for their good response times, both the Fire and Police Departments. Commissioner Hurley stated there were a few accidents and unfortunately one involved himself. He stated the gentlemen sustained injuries and asked everyone to remember them all in prayers.

**Mayor Christian** echoed the sentiments of a fantastic Bikefest event. He stated he missed the VIP area Saturday evening, but his sister-in-law was amazed Leesburg has this kind of activity, and his wife said it almost looks like Leesburg has a night life. He stated he had the opportunity to visit downtown, is glad to see interesting things happening and encourages everyone to support downtown. He said Leesburg is a very large City and he does not want to miss this moment, with all the activity going on, that Leesburg is not preparing for growth and identify itself. He stated the Commission needs to get a vision for Leesburg and give our City Manager good direction and projects to keep our City moving forward. Mayor Christian stated Leesburg has some great properties in our City, ready for development and would encourage private developers to come see that Leesburg is strong, welcome, and open for business. Mayor Christian thanked all who attend the meetings and help keep the Commission in check and on its toes.

### ADJOURN:

Commissioner Knowles moved to adjourn the meeting and Commissioner Hurley seconded the motion. The meeting adjourned at 7:40 p.m.

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Mayor

ATTEST:

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Betty M. Richardson  
City Clerk

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J. Andi Purvis  
Recorder